

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
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Email: timw@cityfort.com

Project Name: Roy and Nancy Bernhardt/
Signature Falls

Case #: 25-R-03

Date: 4/8/03

Comments:

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP), as applicable. This license and associated calculations for compliance with Broward County Code/Chapter 27 shall be submitted with application for Building Permit.
2. The engineer shall present elevations to represent relevant impacts to adjacent properties from surface water runoff as a result of re-grading (elevating) these portions of land. At a minimum the developer shall present a topographical survey which provides elevations on a twenty-five (25) foot grid a minimum of twenty-five (25) feet outside the extent of this site, beginning from the property lines of the proposed site.
3. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
4. The surveys for lots 11 and 12, block 2, PB 5, Page 28 represent the sidewalk to be 4 feet wide. Please provide a five (5) foot wide sidewalk with six (6) inch pours through driveway portions, four (4) inch pours in the remaining areas per Engineering Department's Standards and Specifications.
5. The engineer's plan indicates an existing five (5) foot wide sidewalk while the architect's plan indicates existing four (4) foot and five (5) foot wide

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sidewalks. The engineer's plan indicates some sidewalk to be new and some to remain. We suggest having plans coordinated and detail that new five (5) foot wide sidewalks will be provided for this new project since the existing may be damaged during construction and should be poured new for this project.

6. Please provide a typical section through the right of way for a typical driveway portion (paved) and a section through the swale area (unpaved). These standard details can be prepared from City Engineering Department Standard Detail P2.1 and shall serve to indicate minimum depths of swale and requirements for re-grading the existing property frontage to ensure adequate stormwater retention in the swale in conjunction with the significant impervious area complimenting these pervious areas.
7. Each water service tap shall be per the sizes provided by City (3/4, 1, 2, or 4 inch diameter). Three (3) inch water services are not provided for domestic connections by the City. Please revise the three (3) inch diameter tap shown in front of unit D (Engineer's Plan C1) to a four (4) inch tap.
8. No pavement restoration is indicated on the four (4) inch tap on Sheet C1 at the intersection of N.E. 17 Avenue and 6th Street.
9. The engineer's plan sheet C1 shows existing sewer laterals approximately 120 and 189 feet west of the manhole in the intersection of N.E. 17 Avenue and 6th Street. The City's sewer atlas Book A-2, sheet 58 indicates the lateral is 138 and 192 feet west of the manhole. Please double check these locations for accuracy and revise plan if necessary, or indicate what other information engineer may have obtained for basis of this design.
10. Please verify with Zoning Plans Reviewer whether a ten (10) foot HOA or Condo Association easement will be necessary for all of the individual water and sewer services indicated on Sheet C1. these services span more than five (5) feet wide [the typical easement width.]

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Roy and Nancy Bernhardt/
Signature Falls

Case #: 25-R-03

Date: 4/8/03

Comments:

1. Fire sprinkler system required at permit phase.
2. Provide flow test
3. Show fire mains, hydrant and DDC on civil plan.

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Division:	Info. Systems	Member:	Mark Pallans (GRG) 954-828-5790
Project Name:	Roy and Nancy Bernhardt/ Signature Falls	Case #:	25-R-03
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Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Roy and Nancy Bernhardt/
Signature Falls

Case #: 25-R-03

Date: 4/8/03

Comments:

1. One half of the street trees should be shade trees. Make sure there is no conflict with the powerlines.
2. All Tree Preservation Ordinance requirements apply. "Equivalent replacement" in class "a" trees is required for trees removed.

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Division: Planning

Member: Kevin Erwin
954-828-6534

Project Name: Roy and Nancy Bernhardt/
Signature Falls

Case #: 25-R-03

Date: 4/8/03

Comments: Site Plan Level II / 7 Unit Townhouse

1. This is a new use and must meet all current code requirements.
2. Show the zoning of adjacent properties on the site plan.
3. Provide the parking required and provided calculations based on the number of units with the corresponding bedroom count.
4. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
5. Provide the total square footage provided for each unit type in the tabular data on the site plan.
6. Indicate the location of all trash receptacles on the site plan.
7. Discuss sign with the Zoning Rep.
8. The base of the sign must be landscaped. Discuss with Landscape Rep.
9. Fences and walls are not permitted to be located in the perimeter easement.
10. A five-foot sidewalk is required along all property lines abutting a street.
11. There appears to be a conflict between the paving and drainage plan and the site plan, with regard to the required 5' sidewalk.
12. Label the elevations by direction.

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13. Show the line representing the additional foot of setback for every foot of height above 22' on the elevation drawing.
14. Show the property line on the elevation drawing.
15. Show the outline of all adjacent buildings on the site plan and elevation drawings.
16. Indicate where grade is measured from in terms of MSL or NGVD on the elevation drawings.
17. Provide more architectural detailing right, rear and left elevations of all buildings.
18. All A/C equipment must be setback five feet from the fee simple line.
19. Provide a narrative outlining compliance with Sec 47-18.33 Townhouse and the requirements specific to RC-15 for townhouses.
20. Provide a narrative outlining compliance with Sec 47-25.2 Adequacy requirements.
21. Provide street trees in accordance with Sec 47-18.33.B.10.b.
22. Final DRC sign offs must be obtained within 90 days of this meeting.
23. Additional comments may be forthcoming after submittal of revised plans.

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Division: Police

Member: Det. C. Cleary- Robitaille
(954) 828-6419

Project Name: Roy and Nancy Bernhardt/
Signature Falls

Case #: 25-R-03

Date: 4/8/03

Comments:

DRC
SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Roy and Nancy Bernhardt/
Signature Falls

Case #: 25-R-03

Date: 4/8/03

Comments:

1. Provide a narrative outlining how the proposed townhouse project complies with section 47-18.33 point by point.
2. Provide a five (5) foot sidewalk pursuant to the requirements of section 47-25.2.M.6.
3. Dimension covered entrances to comply with section 47-18.33.B.6.
4. Mechanical equipment shall setback five (5) feet from the property lines pursuant to section 47-19.2.S.
5. A minimum of a five (5) foot easement is required for each townhouse group pursuant to section 47-18.33.B.5. An additional five (5) foot easement is required between townhouse groups.
6. The propose aluminum fence shall setback thirty (30) inches from the property line adjacent to a street pursuant to section 47-19.5.3 a-b. Provide design details of the aluminum fence.
7. The community sign shall comply wit section 47-22.3.H, not to exceed five (5) foot in height or exceed twenty-four (24) square feet in area.
8. Additional comments may be forthcoming at DRC meeting.